

**VILLAGE OF NORTH UTICA**

801 South Clark Street

North Utica, IL 61373

Planning Commission

Public Hearing

August 23, 2018

[www.utica-il.gov](http://www.utica-il.gov)

AGENDA

- I. **5:30 p.m.** Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. **Public Hearing - 5:30 pm:**
  - 1.) Petition of Christy Donahue and Willow Tree Lane, LLC, as owner, seeking approval of a Special Use permit, and a text amendment to the Zoning Ordinance to operate a vacation dwelling rental, such as an Airbnb, on property located at 229 S. Clark St., Utica, IL, which is currently zoned C-2, and seeking such relief as necessary to grant intended relief for Petition including:
    - a) Amendment of Section 10-2-2 of the Zoning Code to define a lodging house as a building where lodging is provided for compensation to one or more individuals, including daily or transient guests; or alternatively, add a definition to allow a vacation dwelling rental;
    - b) Granting of a Special Use to operate a lodging house on said property pursuant to Section 10-8B-3 of the Zoning Code; or alternatively, the amendment of Section 10-8B-3 to allow vacation dwelling rentals as a Special Use and granting of a Special Use to this Petitioner;
    - c) Such other relief as necessary to allow the operation of a vacation dwelling rental, such as an Airbnb, at said location.
  - 2.) Discussion and Possible Recommendations of the Planning Commission regarding such Hearing.
- V. **Public Hearing - 6:00 pm:**
  - 1.) Petition of Jeff and Katie Sobkowiak, owners of a tract of land located at 711 Arrowhead Dr., Utica, IL, seeking an amendment and a Variance to the Village of North Utica Zoning Ordinance provisions regarding the construction of a private garage in the R-1 District, Section 10.7A-4-1 of the Zoning Ordinance:
    - a) A Variance to allow not less than one thousand seven hundred and thirty-nine (1,739) sq. ft. in total area of garages and accessory structures;

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- b) Such other relief and Variances as necessary to allow the intended construction.

- 2.) Discussion and Possible Recommendations of the Planning Commission regarding such Hearing.

**VI. Public Hearing - 6:30 pm:**

- 1.) Petition of Waltham Elementary School District No. 185, (hereinafter “District”), Owner of property located at 2902 IL Route 178, Utica, IL, currently zoned A-1, seeking a Zoning Amendment and Variances to the Village of North Utica Zoning Ordinance provisions regarding the construction of a new public elementary school:

- a) The District seeks a map amendment so that the Subject Property will be zoned C-2 General Commercial District, where public institutional uses like an elementary school are permitted. Alternatively, if a map amendment is denied, the District seeks a Special Use Permit to construct and operate a public School at the site;

- b) In connection with the map amendment, the District seeks certain variances pursuant to Section 10-3-3 of the Zoning Code. The following variances are sought:

- 1. In the C-2 Zoning District, the max building height is 35’ but the planned school is 35’ 6”. Accordingly, the District seeks a variance as to building height to construct a building that is 35’ 6”.
- 2. Any required planting would be done after construction is complete. The District seeks a variance to omit the required planting at this time.
- 3. Due to the nature of the structure, the District is seeking a variance to allow for 9’ 0” parking stalls instead of the 10’ 0” parking stalls required.
- 4. The District is seeking a variance from the maximum front yard set-back. The current maximum is 50’, but the District seeks a max set-back of 272.8’.

- c) Such other amendments, variances, and / or other relief as may be necessary to allow the intended construction.

- 2.) Discussion and Possible Recommendations of the Planning Commission regarding such Hearing.

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**VII. Public Hearing - 7:00 pm:**

1.) Petition of Jerome A. and Sheryl L. Kurtz, Owners of property located at 702 Burgess Dr., Utica, IL, zoned R-1, seeking an amendment and a Variance to the Village of North Utica Zoning Ordinance provisions regarding construction of a private garage in the R-1 District;

- a) Granting of a Variance to allow the maximum floor area of all garages to exceed 1,200 sq. ft.;
- b) Such other relief as necessary to allow the intended use.

2.) Discussion and Possible Recommendations of the Planning Commission regarding such Hearing.

VIII. Consideration of Approval of Minutes: 04-12-18

IX. Old / New Business

X. Public Comment

XI. Adjournment

POSTED 08-21-18

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### MINUTES

At 5:33 pm the Planning Commission meeting was called to Order by Chairman Tom Guttilla who then led the Pledge of Allegiance. Village Clerk Laurie Gbur called the meeting attendance. Present at the meeting were Planning Commission Members Doug Gift, Mike Brown, Bill Zens, Dennis Hamilton, Warren Munson, Roy Chapman and Bill Fry. Member Matt Cetwinski was absent from the meeting. Also present were Village Attorney Herb Klein and Village Engineer Kevin Heitz.

Village Attorney Klein briefly went over the Rules of Procedure for the meeting.

Village Attorney Klein then provided a summary of the first Petition:

Petition of Christy Donahue and Willow Tree Lane, LLC, as owner, seeking approval of a Special Use permit, and a text amendment to the Zoning Ordinance to operate a vacation dwelling rental, such as an Airbnb, on property located at 229 S. Clark St., Utica, IL, which is currently zoned C-2, and seeking such relief as necessary to grant intended relief for Petition including:

- a) Amendment of Section 10-2-2 of the Zoning Code to define a lodging house as a building where lodging is provided for compensation to one or more individuals, including daily or transient guests; or alternatively, add a definition to allow a vacation dwelling rental;
- b) Granting of a Special Use to operate a lodging house on said property pursuant to Section 10-8B-3 of the Zoning Code; or alternatively, the amendment of Section 10-8B-3 to allow vacation dwelling rentals as a Special Use and granting of a Special Use to this Petitioner;
- c) Such other relief as necessary to allow the operation of a vacation dwelling rental, such as an Airbnb, at said location.

Village Exhibit #1 – Notice of Public Hearing Published on 8-4-18.

Petitioner Exhibit #1 – Petition

Attorney Klein stated that the Village has been considering vacation type rentals. Ms. Donahue is seeking a Special Use for a Vacation Rental.

Chairman Guttilla asked if allowing Ms. Donahue a Special Use for her property would amend the Village Code to affect all zoning.

Attorney Klein stated that the Planning Commission can determine whether they want to recommend an amendment to the Village Code regarding other zoning districts however, Ms. Donahue's property is located in C-2.

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### MINUTES

Member Gift asked Attorney Klein to outline the location of the following zoning districts: C-1 and C-2.

Attorney Klein stated that the downtown and surrounding area (Mill St.) is in the C-1 district and the area south of the I & M Canal along the Rt. 178 corridor is in the C-2 district.

Member Gift asked if a Special Use would be necessary for a Bed & Breakfast (B & B). Attorney Klein also explained that Ms. Donahue is Petitioning for a Vacation dwelling which is not currently covered in the Village Code. An owner or property manager must reside on the property to be considered a B & B.

Member Fry asked why the Petition was submitted in May 2018 but the Planning Commission is just considering the matter now.

Attorney Klein explained that a Public Hearing can only be scheduled when the Petitioner and the Village Board is ready to move forward. The Village Board was discussing the idea of allowing vacation dwellings (AirBnb's) as well as how to regulate and license them. Village President Stewart appointed a committee to review information from other municipalities that have an Ordinance in place for this type of business. The Petitioner was waiting for them to move forward with a decision on such, however, they are still reviewing the information. Therefore, the Petitioner decided to move forward with having her Petition considered at this time.

Chairman Guttilla also stated that the Planning Commission serves at the appointment, direction and schedule of the Village and the Board.

Attorney Klein also stated that the Village Board considers licensing; the Planning Commission only considers property use.

Member Fry then stated that the Planning Commission should be meeting to further discuss the Comprehensive Plan.

Attorney Klein stated that the decision to meet and discuss the Comprehensive Plan would be for the Planning Commission to determine.

Petitioner Christy Donahue was then sworn in to give her testimony.

Ms. Donahue stated that they had purchased property located at 229 S. Clark St. for the purpose of opening a vacation rental as well as a specialty shop to sell their rocks, minerals and gemstones. They would like to be granted a Special Use to allow them to open the vacation rental. It is a 3-bedroom, 2-bath home with plenty of parking and it is within walking distance to the downtown. It would bring in additional business to many of the local businesses and it would generate additional Hotel Motel Tax for the Village. It is in a great location and is currently zoned C-2; which is commercial zoning and should be inviting new business into the community.

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Chairman Guttilla asked if the rock shop would be located in the garage.

Ms. Donahue answered yes.

Chairman Guttilla asked if the home would be rented to more than one family at a time.

Ms. Donahue answered that the rental would only allow up to 6 people at a time, whether that is one or two families.

Member Fry asked when the construction began on the garage for the rock shop.

Ms. Donahue answered that construction began in May after she purchased the property.

Attorney Klein stated that the rock shop is considered a specialty shop in C-2 and is therefore allowed without a Special Use.

Member Gift then asked Ms. Donahue how she would be sure that more people aren't showing up at the rental than are allowed.

Ms. Donahue stated that she will be very involved in the rental process and would be following rules that are applicable to all online rentals through AirBnb. They will charge a very large cleaning deposit and they will also follow all Village rules regarding noise, parking, bonfires, etc. Ms. Donahue also stated that she only lives a couple of miles away and there will be someone managing the rock shop on a daily basis so they will keep a watchful eye on the rental property as well.

Attorney Klein reminded the group that currently there are no regulations in place for an AirBnb type of rental property. The Planning Commission can choose to change the definition of a lodging house or Bed & Breakfast or alternatively, a Special Use can be recommended, subject to compliance with all rules and regulations when they are adopted by the Village Board. Special conditions can also be placed on a Special Use when making the recommendation.

Member Gift then noted that there wasn't anyone in attendance to speak in opposition of the Petition although the property had been posted for Public Hearing.

Ms. Donahue agreed and stated that she had spoken to her neighbors and all seemed supportive of their business plan for both the vacation rental as well as the rock shop.

Ms. Donahue then stated that there are not many properties that can do this (open a vacation rental), and although this property is located near a residential district, it is zoned commercial which should mean that it's intended to attract and welcome new business.

Member Zens stated that although she does not live on the property they will have the rock shop open, therefore they will be managing the premises every day. They will also have contracts in place so if they had any issues with a renter, they would see it right away and they would have the right to ask them to leave.

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**MINUTES**

Member Zens asked if they could amend the Ordinance to exempt Ms. Donahue from living on the property.

Attorney Klein stated that a Variance could be granted to exempt her from the requirement to live on the premises.

Member Gift asked if any other applications or Petitions had been submitted for a vacation rental, specifically in the residential district.

The Clerk answered no, although there had been several phone calls, there have been no other applications or Petitions filed.

Member Munson then asked Ms. Donahue if she would be mandating specific parking areas for the vacation rental or limit the number of cars.

Member Munson also noted that Johnson St. has a significant number of vehicles parked on the street; possibly more than any other street in town

Member Gift then asked if there will be ample parking for both the rock shop and the vacation rental.

Ms. Donahue stated that there are a few parking places on the street however there is additional parking in the driveway as well as behind the property in the alley.

Chairman Guttilla asked if there is a requirement for parking.

Attorney Klein stated that there is not a parking requirement for a B & B.

Village Engineer Heitz then stated that this type of business probably won't require an abundance of parking.

Ms. Donahue stated that 4 cars can be parked in front of the property but it is doubtful that they will have more than 4 cars being parked on the street at one time because there is also additional parking in the driveway.

There was no one present to speak in favor of the Petition.

There was no one present to speak in opposition of the Petition.

At 6:20 pm the Public Hearing was closed.

Motioned by Member Fry, seconded by Member Brown.

All in Favor

Motion Carried

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Attorney Klein then explained the 7 factors to be considered.

1. Is necessary or desirable to provide a service which is in the interest of public convenience.
2. Will cause no additional threat to public health, safety, or welfare or creation of a nuisance.
3. Will cause no additional public expense for flood protection, fire rescue or relief operations, policing, or repairs to roads, utilities, or other public facilities.
4. Will not unduly increase traffic congestion on public roads and highways.
5. Will not alter the essential character of the property or neighborhood in question.
6. Meets other requirements of this title, such as parking and landscaping.
7. Is consistent with the purpose and intent of the comprehensive plan.

It was then motioned by Member Munson, seconded by Member Fry to recommend approval of granting a Variance for property located at 229 S. Clark St. to allow Ms. Donahue, Willow Tree Lane, LLC, to operate a B & B without the requirement of residing on the property.

7 Yes

Motion Carried

It was then motioned by Member Brown, seconded by Member Munson to recommend approval of a Special Use for property located at 229 S. Clark St. to allow the operation of a B & B; non-transferrable.

7 Yes

Motion Carried

Village Attorney Klein then provided a summary of the second Petition:

Petition of Jeff and Katie Sobkowiak, owners of a tract of land located at 711 Arrowhead Dr., Utica, IL, seeking an amendment and a Variance to the Village of North Utica Zoning Ordinance provisions regarding the construction of a private garage in the R-1 District, Section 10.7A-4-1 of the Zoning Ordinance:

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- a) A Variance to allow not less than one thousand seven hundred and thirty-nine (1,739) sq. ft. in total area of garages and accessory structures;
- b) Such other relief and Variances as necessary to allow the intended construction.

Village Exhibit #1 – Notice of Public Hearing Published on 8-4-18.  
Petitioner Exhibit #1 – Petition

Mr. Jeff Sobkowiak and Mrs. Katie Sobkowiak were sworn in to give their testimony.

Mr. Sobkowiak stated that he will be building a new home in Ridgeview Subdivision phase #4 on a large lot. They are Petitioning for the approval to construct an attached garage that will be larger than the sq. ft. allowed by Village Ordinance. They will use the garage for storage of vehicles, a boat, a 4-wheeler, lawn equipment as well as other cabinet storage.

Attorney Klein stated that the Village Ordinance limits to up to 1,200 sq. ft. for all garages.

Member Fry stated that he had reviewed the Petition and does not have any issue with the request. He would rather see a larger garage than all of the equipment and vehicles sitting outside in a neighborhood.

Member Gift agreed, however, he did say that the restrictive covenants of the subdivision may not allow for the larger garage. He also asked if the construction meets the setbacks allowed.

Mr. Sobkowiak stated that he had already checked into that and the larger garage will be in compliance with the covenants and it does meet the Village setbacks.

Member Munson asked which lot Mr. Sobkowiak owns.

Mr. Sobkowiak stated that he owns lot #3.

Member Munson asked if the adjacent lots are sold yet.

Mr. Sobkowiak stated that lot #2 is sold and he had already spoken to them about his plans. He then indicated that the home and garage would be opposite of the drawing and layout provided. It will be a mirror image.

With no further testimony and no further questions from the Planning Commission, Chairman Guttilla asked if there was anyone present to speak in favor of the Petition.

He then asked if there was anyone present to speak in opposition of the Petition.

Hearing none, the Public Hearing was closed at 6:33 pm. Motioned by Member Hamilton, seconded by Member Munson.

All in Favor

Motion Carried

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Noting that the 7 Factors were met, it was then motioned by Member Fry, seconded by Member Hamilton to recommend approval of a Variance to allow for the construction of an attached garage in an amount not to exceed 1,739 sq. ft.

7 Yes

Motion Carried

Village Attorney Klein then provided a summary of the third Petition:

Petition of Waltham Elementary School District No. 185, (hereinafter "District"), Owner of property located at 2902 IL Route 178, Utica, IL, currently zoned A-1, seeking a Zoning Amendment and Variances to the Village of North Utica Zoning Ordinance provisions regarding the construction of a new public elementary school:

- a) The District seeks a map amendment so that the Subject Property will be zoned C-2 General Commercial District, where public institutional uses like an elementary school are permitted. Alternatively, if a map amendment is denied, the District seeks a Special Use Permit to construct and operate a public School at the site;
- b) In connection with the map amendment, the District seeks certain variances pursuant to Section 10-3-3 of the Zoning Code. The following variances are sought:
  1. In the C-2 Zoning District, the max building height is 35' but the planned school is 35' 6". Accordingly, the District seeks a variance as to building height to construct a building that is 35' 6".
  2. Any required planting would be done after construction is complete. The District seeks a variance to omit the required planting at this time.
  3. Due to the nature of the structure, the District is seeking a variance to allow for 9' 0" parking stalls instead of the 10' 0" parking stalls required.
  4. The District is seeking a variance from the maximum front yard set-back. The current maximum is 50', but the District seeks a max set-back of 272.8'.
- c) Such other amendments, variances, and / or other relief as may be necessary to allow the intended construction.

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Village Exhibit #1 – Notice of Public Hearing Published on 8-4-18.

Petitioner Exhibit #1 – Petition

Petitioner Exhibit #2 – Power Point Presentation

The Petitioners were sworn in to provide testimony; Ms. Kristi Eager, Attorney Ken Florey and Architect Kim Kurtenbach.

Attorney Florey provided a power point presentation for the group.

The power point outlined the construction and elevations, layout of the building, parking areas and size, and the set backs of the building on the property.

Mr. Florey then stated that the district is seeking a height variance of 35'6"; a variance to temporarily omit the planting and landscape requirement; a variance to allow 9' wide parking spaces, and a setback of 272.8'.

Mr. Florey also stated that the construction of a new school is an asset to a community.

Member Gift asked if the spaces would be suitable for all types of vehicles. "Lots of people drive large trucks."

Ms. Kurtenbach stated that they are all going to be 9' except for ADA parking spaces. "The decision to make the parking spaces 9' was a financial decision."

Village Engineer Heitz stated that he has done site design for several area facilities. HyVee, Menards, Rural King and Target all have 9' parking spaces. Walmart and Kohls have 9 ½' and area hotels have a standard 10 ft. space. Ordinance currently states that the standard is 10' therefore the district will need a Variance to be able to construct 9' spaces.

Member Fry asked how many spaces there would be.

Ms. Kurtenbach answered 71 parking spaces.

Village Engineer reminded the group that on a daily basis there would be a small number of vehicles.

Ms. Kurtenbach stated that on a daily basis there will be approx. 35 vehicles at the school.

Member Fry then asked why, if the project to build the school was announced in January, was the Public Hearing not being held until the end of August.

Mr. Florey stated that they did move forward with the plans to begin construction, at their own risk.

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Member Fry asked about any issues that might have come up with the neighbors to the property. Mr. Florey stated that Mr. Norb Dudek owns property immediately south of the Schools' new location. There had been an issue with a small 1.2- acre parcel of property however, that has been taken care of and Mr. Dudek does not oppose the project.

Member Fry stated that the school seems to be right up to his (Dudek's) property line.

Mr. Florey answered that the property has an 84.1 ft setback from Mr. Dudek's property.

Member Fry then asked Mr. Florey why the school wasn't set further north on the property.

Ms. Kurtenbach stated that the district wanted to allow for future expansion.

Member Fry asked if that would mean additional classroom space.

Mr. Florey stated that there could be the potential for future expansion of classroom space as the community would grow.

Member Fry stated that there is a large number of trucks that go past the future entrance to the school property. (along Rt. 178) He then stated that he does not feel that this is a safe area for the entrance to the property due to that traffic.

Mr. Florey stated that IDOT had approved the location of the entrance and it is not a safety issue. There will be a sign alerting oncoming traffic to a school zone with reduced speed.

Member Fry stated that other people from the Public should have been allowed to comment on the project before construction started.

Member Brown agreed and asked how a building permit for construction was issued to allow for a height variance of 35'6" before the Public Hearing was even held.

Mr. Florey stated that the District obtained a building permit from the Regional Office of Education. They issue the building permits for the construction of the school.

Member Brown asked if the district thought it would be a gamble to begin construction before gaining approval of the requested variances.

Mr. Florey apologized on behalf of the School Board and the district and stated that construction was started due to timing and seeking approval of variances an oversight on their part.

Member Fry stated that the timing was not good because they began the construction without any approval of any of the variances they are requesting.

Mr. Florey and Ms. Eager both apologized for the oversight.

Chairman Guttilla then asked if there were any additional questions for the Petitioners.

Village Engineer Heitz stated that he would like to be provided with the revised plans based on the setbacks as a result of the sale of property (1.2-acres) to Mr. Dudek.

Mr. Florey agreed.

Member Fry asked if the tree line would be preserved. (Adjacent to Mr. Dudek's property)

Mr. Florey answered that the tree line would be preserved.

Member Fry asked if traffic studies had been done.

Village Engineer Heitz stated that the approval to the entrance was subject to IDOT issuing a permit. Rt. 178, where the entrance will be located, is under the jurisdiction of IDOT.

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Mr. Dudek, 2896 N. Rt. 178, Utica, then stated that he had worked out the details of the property and although it was after the fact, and the district seemed to go around the path instead of following the Village's rules to get approval of what they wanted to do, they came to an agreement and he (Dudek) is in full support of the new school. He then stated that he would like for his family to be granted the same concessions if and when anything would develop in the future on their property.

Ms. Linda Moyer-Halm, 780 N. 2853<sup>rd</sup> Rd., Utica, then stated that she had been to several of the meetings held by the School Board to discuss the future of the school and the construction of a new building to combine both the south and north buildings. She stated that she is in favor of the construction of the new school. This has been a long process over a period of years and the School Board did work very hard to make these decisions.

Member Fry then stated that it's not that people are not in favor of the construction of a new school building, it's the fact that the Village didn't seem to be involved in the decisions that were made.

Member Zens stated that there is a difference between a personal setting and a public setting. The Planning Commission wasn't always able to meet so we are here now and we have this to consider.

Chairman Guttilla also reminded the group that this Petition was not sitting on a desk. Once it was filed, everyone tried to schedule a meeting.

Attorney Klein agreed and stated that the Petition was not filed until July and this was the first date that the Village could plan for a meeting due to everyone's busy schedules.

Village Engineer Heitz stated that this was an honest oversight on the part of everyone involved. The school is actually subject to a lot of other restrictions and there was a lot of public information put out there.

Mr. Florey agreed and apologized again for the oversight.

Chairman Guttilla asked if there was anyone else in favor of the Petition and if there was anyone that would like to speak in opposition. Hearing none, the Public Hearing was closed at 7:20 pm. Motioned by Member Munson, seconded by Member Zens.

All in Favor

Motion Carried

It was then motioned by Member Zens, seconded by Member Brown to recommend approval of the Variance to rezone the property to C-2.

Member Gift noted that he is in favor of the new school and feels that it will help spur future development. He also reminded everyone that a new school was part of the Comprehensive Plan.

7 Yes

Motion Carried

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The 7 Facts of Finding were then briefly discussed and it was then motioned by Member Munson, seconded by Member Zens to approve the additional Variances as follows:

1. A variance to building height to construct a building that is 35' 6".
2. A variance to omit the required planting at this time.
3. A variance to allow for 9' 0" parking stalls instead of the 10' 0" parking stalls required.
4. A variance from the maximum front yard set-back. The current maximum is 50', but the District seeks a max set-back of 272.8'.

It was noted that the group had no issues with the Variances for height, setbacks and the omission of the planting however many of the Members still had issues with the size of the parking spaces.

Chairman Guttilla asked how far along the construction of the parking area is.

Ms. Kurtenbach stated that the gravel and stone was in place for the parking area.

Member Hamilton asked how many ADA parking places were being planned for.

Ms. Kurtenbach answered that there are 4 ADA parking places.

Member Brown also stated that he felt it was very unprofessional to not come to the Village however he does support the school as a good addition to the community.

The Clerk called for the vote.

4 Yes (Gift, Munson, Chapman, Zens)

3 No (Hamilton, Fry, Brown)

Motion Carried

Village Attorney Klein then provided a summary of the final Petition:

Petition of Jerome A. and Sheryl L. Kurtz, Owners of property located at 702 Burgess Dr., Utica, IL, zoned R-1, seeking an amendment and a Variance to the Village of North Utica Zoning Ordinance provisions regarding construction of a private garage in the R-1 District;

- a) Granting of a Variance to allow the maximum floor area of all garages to exceed 1,200 sq. ft.;
- b) Such other relief as necessary to allow the intended use.

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Village Exhibit #1 – Notice of Public Hearing Published on 8-8-18.  
Petitioner Exhibit #1 – Petition

Mr. Jerry Kurtz was sworn in to provide testimony. He would like to construct an addition to his garage to allow for additional storage and a project area as well.  
Attorney Klein stated that the limit is 1,200 sq. ft. for total garage space.

Chairman Guttilla asked if the garage addition would be finished with the same materials as the current garage and home.

Mr. Kurtz answered yes.

Engineer Heitz asked if there would be an additional driveway.

Mr. Kurtz answered no.

Chairman Guttilla asked if there would be an additional garage door.

Mr. Kurtz stated that he would not be adding a door.

Member Gift asked if the addition meets the setbacks.

Mr. Kurtz said that it would meet the setbacks.

Chairman Guttilla asked if there was anyone that would like to speak in favor of the Petition or in opposition of the Petition.

Hearing none, the Public Hearing was closed at 7:33 pm. Motioned by Member Brown, seconded by Member Hamilton.

All in Favor

Motion Carried

The Facts of Finding were again discussed. Having no issues, it was then motioned by Member Gift, seconded by Member Fry to recommend approval of a Variance not to exceed 576 sq. ft. for the construction of an attached garage.

7 Yes

Motion Carried

Approval of Minutes: It was motioned by Member Brown, seconded by Member Munson to approve the Minutes from the 4-12-18 Planning Commission meeting.

All in Favor

Motion Carried

Old Business / New Business: Member Gift stated that he was very pleased to see the development of the new park in Ridgeview Subdivision. He thanked the Village Board and everyone involved who worked on the project.

Engineer Heitz stated that a shelter would be added soon.

**VILLAGE OF NORTH UTICA**

801 South Clark Street

North Utica, IL 61373

Planning Commission

Public Hearing

August 23, 2018

[www.utica-il.gov](http://www.utica-il.gov)

**MINUTES**

Public Comment: Ms. Linda Moyer-Halm, 780 N. 2853<sup>rd</sup> Rd., Utica, asked if there was a plan to put sidewalks in for students to walk to school.

Village Engineer Heitz stated that it would be a safety issue because they would have to cross Rt. 178. Ms. Moyer-Halm agreed.

Village Clerk Gbur reminded the group that their meeting schedule had changed. Meetings will now be tentatively held on the 4<sup>th</sup> Thursday of each month beginning at 6 pm. Everyone was provided a new meeting schedule.

With no additional business, the meeting was adjourned at 7:38 pm. Motioned by Member Zens, seconded by Member Hamilton.

All in Favor

Motion Carried

Respectfully Submitted,

Laurie A. Gbur  
Village Clerk